



TrueSouth Properties
10800 Alpharetta Hwy.
Suite 208, #579
Roswell, GA 30076

PROPERTY SUMMARY
VETERANS ROAD 611-ACRE TRACT
DADE COUNTY, GEORGIA FRONTING I-24 and I-59

- Location:** Along Veterans Road in Dade County, Georgia, north of Trenton, 20 minutes southwest of Chattanooga, TN. Land is on the west side of I-24/Hwy 409 and I-59/Hwy 406. This 611-Acre property is 2 hours from north Atlanta, GA, 2 hours from Birmingham, AL, and about 20 minutes from Chattanooga, TN.
- Area:** **611 Acres +/-**. Approximately 583 acres is preserved by means of a Conservation Easement Agreement. About 28 acres fronting I-24 is excluded from the Conservation Easement and may be developed in any manner approved by Dade County Planning & Zoning.
- Directions:** From Chattanooga, travel on I-24 East. Take exit 174 for US-41/US-64/US-11 toward Lookout Valley/Lookout Mountain (0.2 miles). Turn left onto US-41 N/US-64 W/US-72W (0.1 miles). Turn left to merge onto I-24 W toward Nashville (3.5 miles). Take exit 169 for GA-299 toward Wildwood/US 11 (4.1 miles). Turn left onto GA-299 W (0.9 miles). Turn left onto Slygo Road (2.7 miles), Turn right onto Dugan Loop (0.4 miles). Turn right on Veterans Road (236 feet). Continue north on Veterans Road to the property (look for TrueSouth signs).
- Zoning:** AG (Agricultural). 583 Acres +/- in Conservation Easement, 28 Acres +/- can potentially be rezoned and developed.
- Utilities:** Electricity, Septic, Well Water, Propane
- Schools:** Dade County Elementary, Dade County Middle, Dade County High School
- Remarks:** Scenic, private and secluded family compound/estate opportunity. Beautiful, wooded land (mature Pine and Hardwood) with rolling topography, Jones Spring, Pope Creek, and Tatum Mountain. This land is an equestrian, mountain biking, hiking, recreational and hunting paradise. Frontage on I-24 and I-59, just 20 minutes from Chattanooga, and about 2 hours from both northern Atlanta and Birmingham. Property is 2 miles from Heatherfield Horse Park.

- 1) The Conservation Easement Agreement allows for construction of two homes, or a facility for military veterans offering independent living and assisted living. (*Utilization Study available upon request*)
- 2) Rezoning and development possible on the 28 acres +/- not included in the conservation easement.
- 3) Clearcutting is prohibited, but the forest can be managed sustainably for timber production. Timber can be harvested periodically to generate income.
- 4) Excellent property for wildlife, terrific hunting potential. If the purchaser doesn't hunt, but seeks passive income to help pay property taxes, he/she can lease hunting rights to areas of the property away from the residence(s) or Veteran's home.

Price: \$1,500,000 or \$2455 per Acre **MLS #20065237**

Mark Barnett
Associate Broker
GA/AL Registered Forester

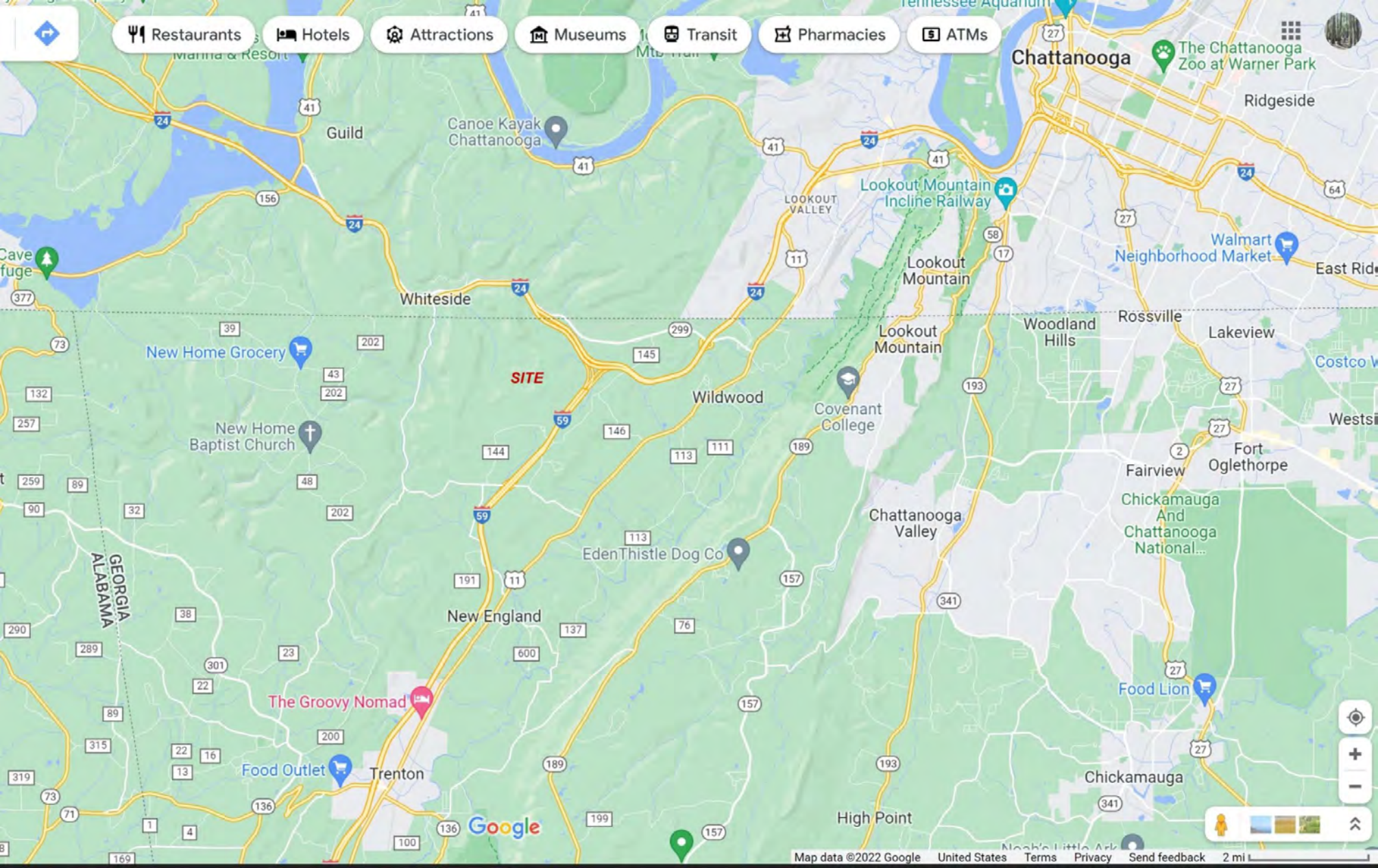
404-271-2573 or 334-279-6311
markbarnett@truesouth.com
or fallineforestry@gmail.com

Video Tour -- https://drive.google.com/drive/folders/1d6bqEEuj6UhcTrEMnVXKi_e6c6Q8Drca?usp=sharing

Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions. Offering is subject to prior sale, change or withdrawal without notice.



- Restaurants
- Hotels
- Attractions
- Museums
- Transit
- Pharmacies
- ATMs



SITE

Chattanooga

The Chattanooga Zoo at Warner Park

New Home Grocery

New Home Baptist Church

The Groovy Nomad

Food Outlet

New England

Eden Thistle Dog Co

Wildwood

Covenant College

Chattanooga Valley

Guild

Canoe Kayak Chattanooga

LOOKOUT VALLEY

Lookout Mountain Incline Railway

Lookout Mountain

Lookout Mountain

Woodland Hills

Rossville

Lakeview

Walmart Neighborhood Market

East Ridge

Westside

Fort Oglethorpe

Chickamauga And Chattanooga National...

Food Lion

Chickamauga

High Point

Google



🍴 Restaurants

🏨 Hotels

🎡 Attractions

🏛️ Museums

🚇 Transit

🏪 Pharmacies

🏧 ATMs

Chattanooga



Haleatown Guild

Canoe Kayak Chattanooga

Chattanooga Market

Chattanooga National Cemetery

Reflection Riding Arboretum & Nature...

Lookout Mountain Incline Railway

Lookout Mountain

Lookout Mountain

Woodland Hills

Rossville

SITE

Wildwood

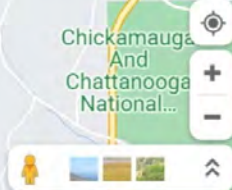
Covenant College

Fairview

Chattanooga Valley

Chickamauga And Chattanooga National...

EdenThistle Dog Co
Google



← from Tennessee Welcome Center, 100, I-24, Chatt...
to Veterans Rd, Georgia 30752

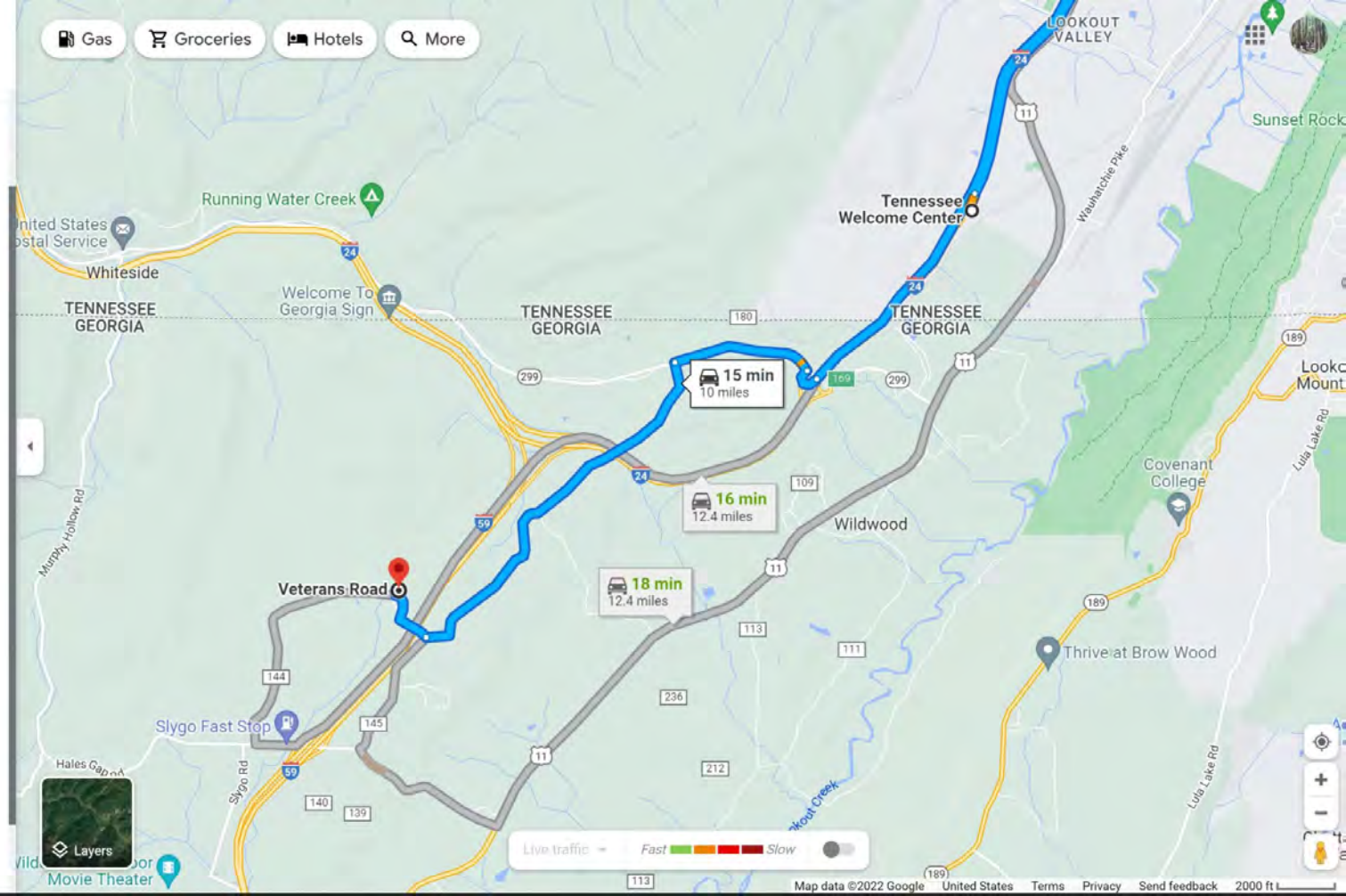
- Gas
- Groceries
- Hotels
- More

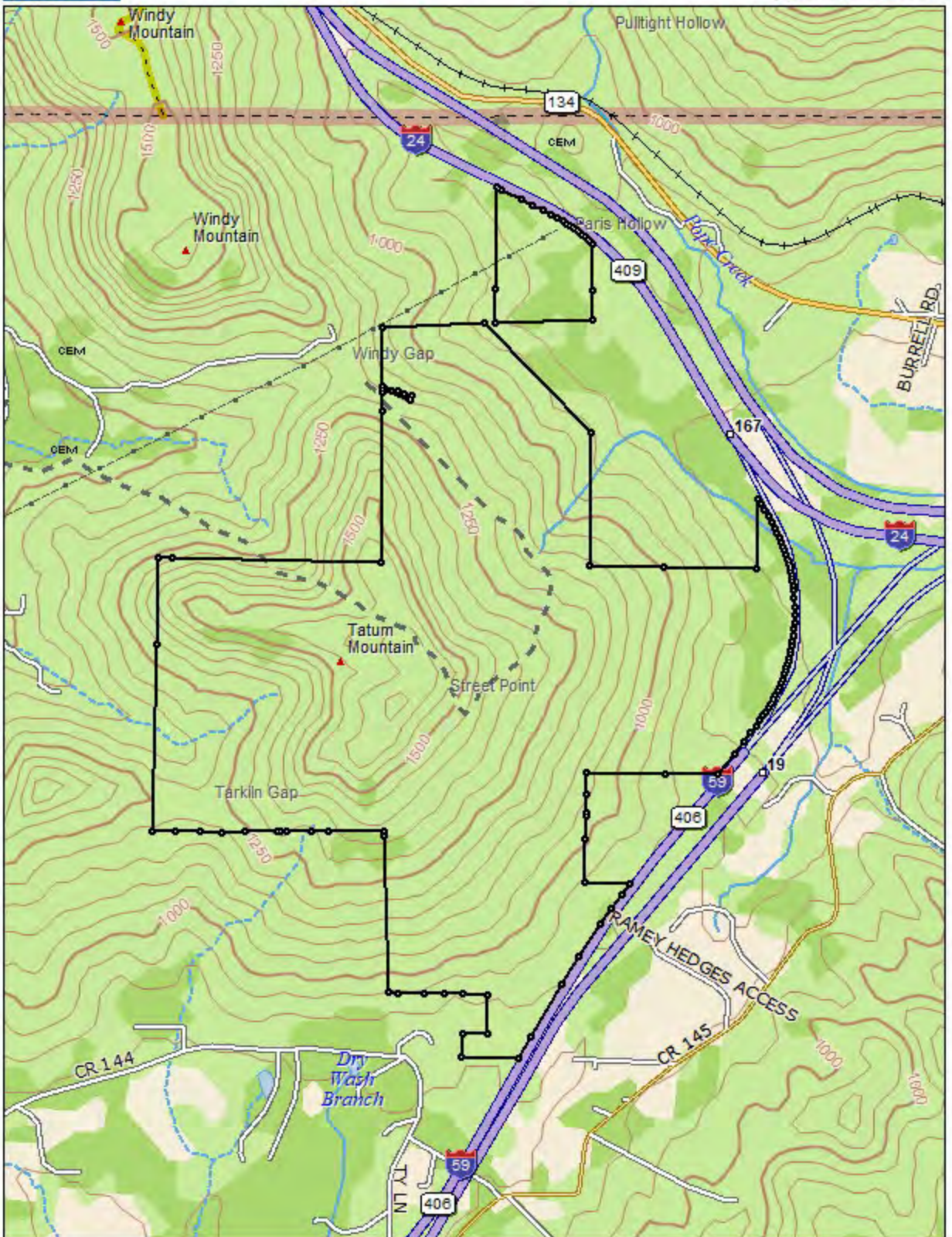
Tennessee Welcome Center
100, I-24, Chattanooga, TN 37419

- ↑ Head northeast toward I-24 E
2 min (0.1 mi)
- > Continue on I-24 E to Wildwood. Take exit 169 from I-24 W
7 min (5.8 mi)
- ∨ Take Slygo Rd to Veterans Rd
7 min (4.1 mi)
- ↶ Turn left onto GA-299 W
0.9 mi
- ↶ Turn left onto Slygo Rd
2.7 mi
- ↷ Turn right onto Dugan Loop
0.4 mi
- ↷ Turn right onto Veterans Rd
236 ft

Veterans Rd
Georgia 30752

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your

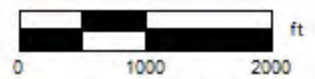




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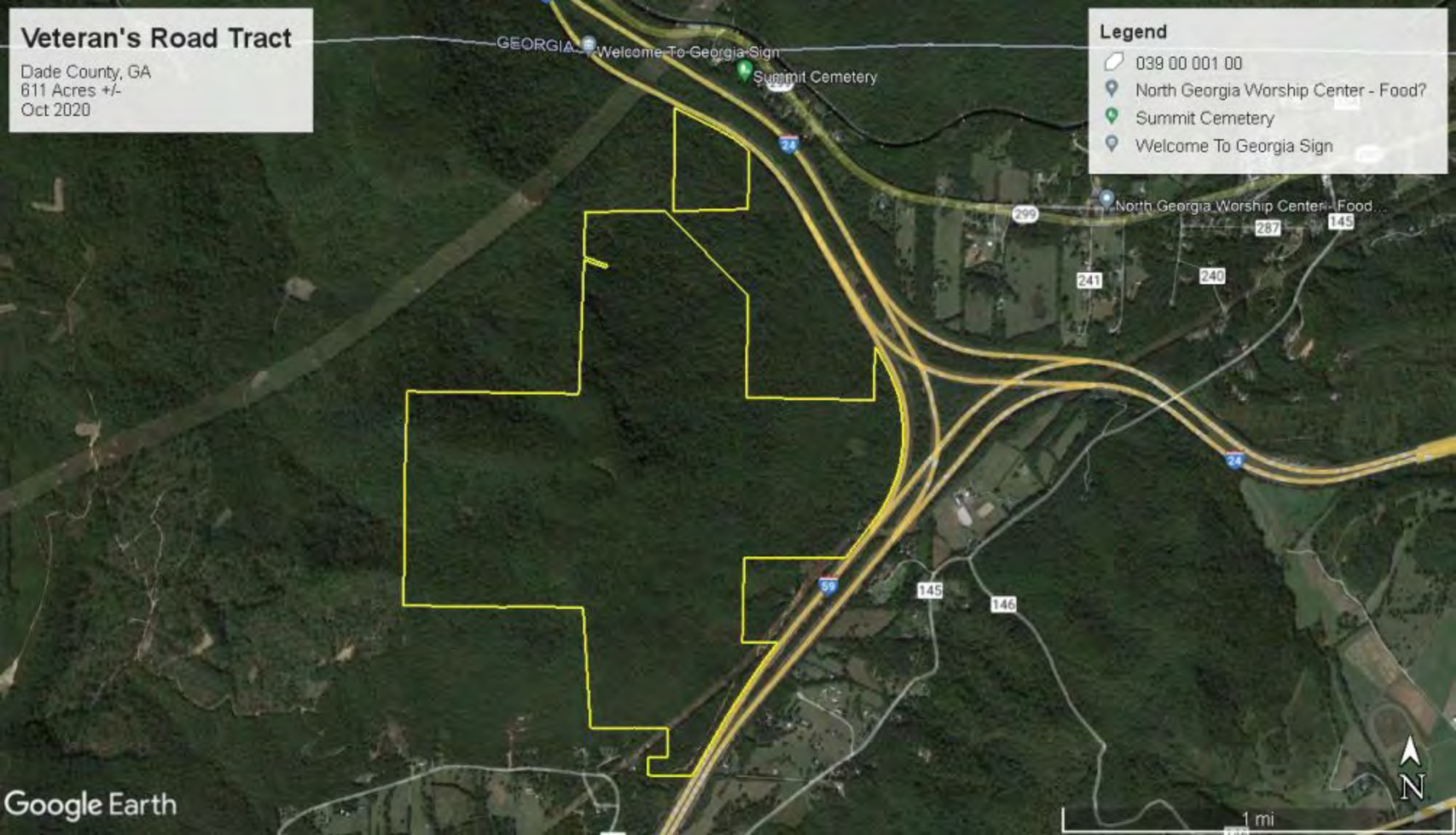
Data Zoom 13-0

Veteran's Road Tract

Dade County, GA
811 Acres +/-
Oct 2020

Legend

-  039 00 001 00
-  North Georgia Worship Center - Food?
-  Summit Cemetery
-  Welcome To Georgia Sign







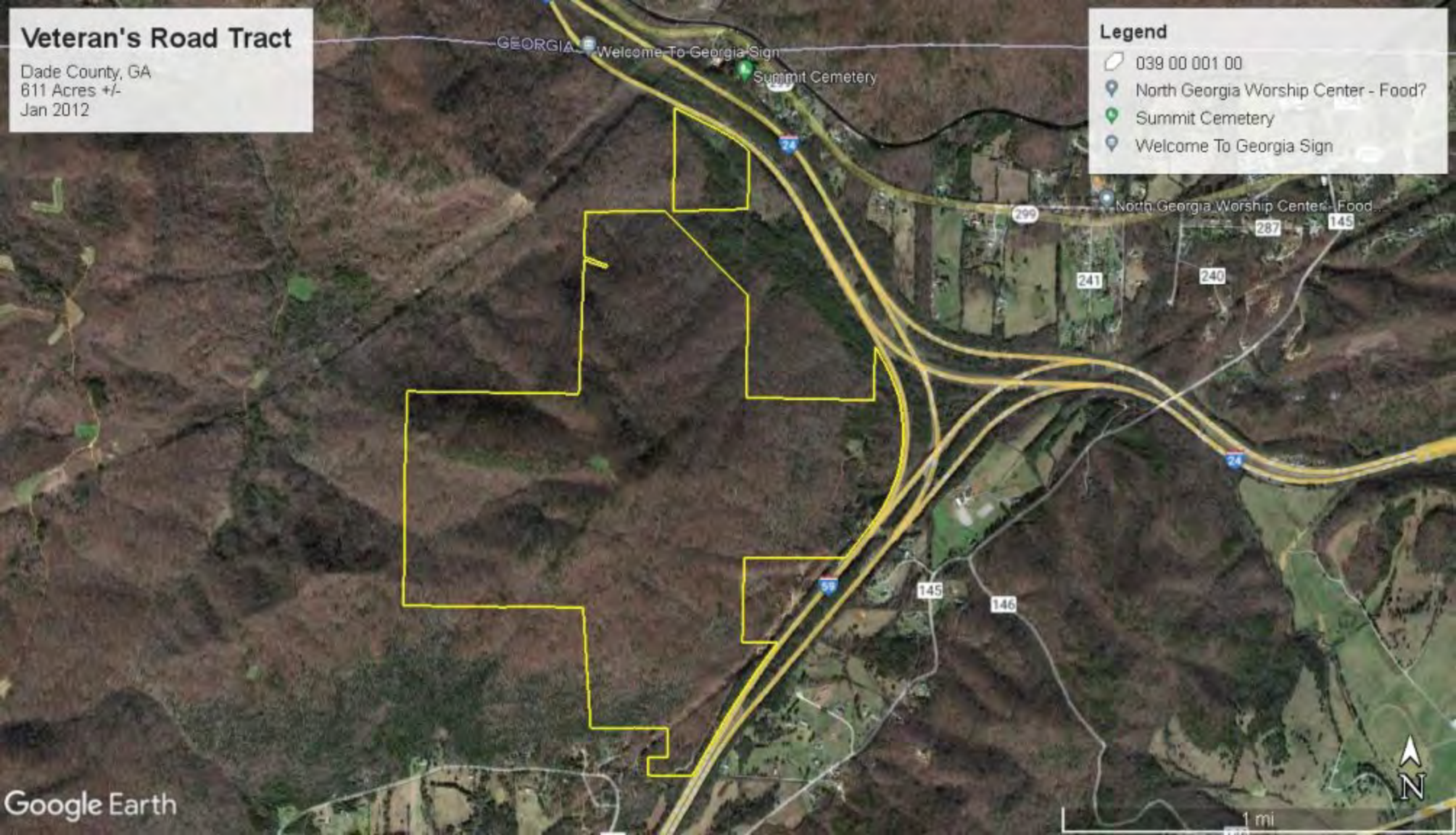
1 mi

Veteran's Road Tract

Dade County, GA
811 Acres +/-
Jan 2012

Legend

-  039 00 001 00
-  North Georgia Worship Center - Food?
-  Summit Cemetery
-  Welcome To Georgia Sign







Mark Barnett
Associate Broker
Registered Professional

ACREAGE FOR SALE

www.TrueSouth.com

404-271-2573

334-279-6311

GA-409

Trenton, Georgia



Google



Street View - Apr 2022



I-24 Frontage



Hide imagery

GA-409

Trenton, Georgia



Street View - Apr 2022



I-24 Frontage



Hide imagery

Trenton, Georgia



Google

Street View - Apr 2021

I-59 Frontage

Hide imagery

VETERAN'S RD

Jeep























HEATHERFIELD

HORSE



PARK

HUNTERS - JUMPERS - DRESSAGE
BOARDING - INSTRUCTION - SALES
(825) 815-5211
VISITORS WELCOME

